

**Meadow Creek Homeowners Association
Board Meeting Minutes
Monday, February 6th, 2023
Teleconference
4:30p.m.**

Board Members Present:

Heather Price
Sara Newsam
Dona Stever
Janet Robinson
Will Lewis

Management Present:

Abel Vega
Mac Garnsey
Steve MacDonald

Heather Price called the meeting to order at 4:35PM

Approval of Last Meeting Minutes

Dona Stever stated that she wanted to clarify the responsibility of the sump pumps and if VMC should be checking on them. Heather Price moved to approve the last meeting minutes as they read with adding to these minutes that VMC will send emails and do sump pump checks in the spring, and that owners are responsible for checking their sump pumps on a regular basis. Will Lewis second. All were in favor.

Review of Financials

Mac Garnsey stated that the financials, bank reconciliations, and delinquency report were sent to the Board prior to the meeting. There is a total of \$95,573.07 in the bank as of December 31, 2022. The owners have been paying the special assessments. Currently over budget through quarter two in Repairs/Maintenance which is all tied to snow plowing and removal work. It is anticipated that there will be overages in snow plowing by year end. Heather Price asked about units G3 and E1 concerning past due accounts. Mac Garnsey stated VMC is currently working to get in contact with these owners to request payment.

Maintenance

D3 Ice Dam & Rook Leak

Abel Vega stated that an ice dam has been forming on the roof of unit D3 which has caused a leak in the master bedroom. VMC has addressed the ice dam twice and brought fans in to dry the master bedroom carpet for D3. Dona Stever asked if the roofs should be shoveled again. Steve MacDonald stated that VMC is trying to hold off as long as possible as shoveling and ice removal puts a lot of wear and tear on the roof shingles. VMC will continue to knock down icicles, especially for the North facing buildings.

Old/New Business

Parking Violations & Signage

Abel Vega stated that VMC has been working with owners, tagging vehicles, and issuing fines for repeat offenders. Some owners have requested signage for their spaces, specifically the spaces to the East of the G-building. Will Lewis stated there are multiple units that visit with multiple vehicles. Abel Vega stated he will explore signage and share ideas with the Board before installing anything.

Next meeting will be held on May 1st, 2023.

Sara Newsam moved to adjourn the meeting. Will Lewis Second. Meeting adjourned at 5:18pm.